

CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 8, 2014

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2015)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Franz Kraitz, Planning and Zoning Director
Melissa Barklage, Recording Secretary

CASES

NUMBER

CASE #14-SUP-008 – A request is made by Mr. Dan Siemer to construct and operate a Culver's Restaurant with a drive-thru at 14444 Manchester Road. The property is zoned PBD Planned Business District.

CASE #14-SP-005 – Site Plan Approval is requested by Mr. Dan Siemer for a Culver's Restaurant with drive-thru at 14444 Manchester Road. The property is zoned PBD Planned Business District.

REPRESENTATIVES OF CASES

- **Dan and Valerie Siemer**
Culver's Restaurant
12751 Hezel Lane
St. Louis, MO 63141
314-514-4864
- **Eric Kirchner**
Cochran
8 East Main St.
Wentzville, MO 63385
636-332-4574

1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning Commission meeting of September 8, 2014 to order at 7:02 p.m.

2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Franz Kraitz	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Fluchel made the motion to approve the minutes of August 25, 2014. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

4. **APPROVAL OF AGENDA**

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Fluchel made the motion to approve the agenda as presented. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

5. **OLD BUSINESS**

A. **No Old Business**

6. **NEW BUSINESS**

- A. **CASE #14-SUP-008** – A request is made by Mr. Dan Siemer to construct and operate a Culver's Restaurant with a drive-thru at 14444 Manchester Road. The property is zoned PBD Planned Business District.

CASE #14-SP-005 – Site Plan Approval is requested by Mr. Dan Siemer for a Culver's Restaurant with drive-thru at 14444 Manchester Road. The property is zoned PBD Planned Business District.

Eric Kircher, of Cochran in Wentzville, MO, spoke for the cases and is representing Dan and Valerie Siemer, who will be the owners of the proposed Culver's Restaurant. They are making a request today for Special Use of the drive-thru at the proposed restaurant and Site Plan approval of the location. The site contains two parcels for a total of 1.27 acres. The new building on this project will be approximately 3,982 sq. ft. Access for the site will be via 1 full access point off Manchester Road. Mr. & Mrs. Siemer have had multiple meetings with MODOT including the performance of a traffic study to consider the traffic impact to Manchester Road. MODOT has agreed to the access point off Manchester Road with the addition of a raised median in the center of Manchester Road which will go along with their current improvement projects for the road. The trash enclosure that is proposed for the lot is to be masonry to match the building and will be located on the southeast corner of the site. The HVAC and mechanical equipment for the building will be screened according to City code. The differential run-off for this site, since it has the existing bank and parking lot, will actually be less than 2 CFS. Which means, according to MSD requirements, that detention is not required for this site. The site does, however, provide water quality protection via a bio-retention basin in the southeast corner south of the trash enclosure. The existing western entrance will be closed and will be in-filled with brick pavers to match existing sidewalk. A brick paver sidewalk will come along Manchester Road over to Culver's Restaurant so there is a direct pedestrian connection for any choosing to walk to the restaurant. The parking requirement for the lot is 40 spaces and there are 53 spaces on the plan currently. The open space requirement is 25% and they have 35%. There was a lighting photometrics done and it meets all the City's requirements. The landscaping meets the City requirements but they have also added a hedge row along the western side of Manchester Road to block any headlights from those in the Culver's parking lot from blending into the traffic on Manchester Road. There will be a patio with pergola building to provide outside dining area. This area will be surrounded by a black metal fence and masonry columns. All deliveries are made in the AM hours and trucks will be out before they start business for the day.

Mr. Kircher then turned the floor over to Dan and Valerie Siemer, the proposed owners of the Culver's Restaurant. Mr. and Mrs. Siemer introduced themselves and their family. Valerie Siemer spoke first stating they feel Culver's will provide the City with great lunch and dinner options. The restaurant will employ 40 to 60 people and will generate \$1.6 million in sales each year. Culver's offers menu items such as their signature Butterburgers, sandwiches, salads and home-style dinners and including frozen custard treats. There will be interior seating for 80 persons and outdoor patio seating for 30 persons. They will be open from 10:30 am to 10pm daily excluding holidays. Dan Siemer then spoke about the

Culver's franchising that requires the owner-operator to own at least 51% of the business and actively work in the restaurant. Mr. and Mrs. Siemer will own 100% of the business and will both work in the restaurant. This Culver's location will be their first location.

Director Kraintz then provided the staff report. He has no disagreement with what has been said thus far about the proposed restaurant. Director Kraintz made mention of the fact that the process has been a lengthy one for the Siemers and he commended them for their perseverance in making it happen. After originally meeting with the Siemers on this project, staff gave them the task of meeting with MODOT and having a traffic study conducted. They have since spent the majority of their time there working on a solution for traffic concerns to this location. Director Kraintz then pointed out once an agreement with MODOT was reached, staff had a number of improvements they asked them to work on the site including: closing the back alley way that could not handle the increased traffic, adding landscaping to the western side to avoid headlights pouring over to Manchester Road, and choosing of a more aesthetic exterior than the basic site. We are still awaiting the outcome with the elevation certificate. Most of the property will be raised out of the 100 year flood plain for this area which is 513. Director Kraintz asked what kind of treatment the bio-retention basin will have.

Mr. Kircher stated that MSD has a standard that would like you to follow for the basin which includes excavation of a little over 4 feet, putting filter fabric in and then a special soil media type that allows water to filter through then cap it with brownish pea gravel and planted with wet plants and dry plants. That will be designed and landscaped according to MSD standards.

Director Kraintz then recommended the commission make a favorable recommendation on the Special Use to the Board of Alderman and the approval of the site plan.

Commissioner Brown gave personal testimony about his experience with Culver's and stated that he sees this site as an improvement to the City. Commissioner Brown asked Mr. Siemer when they plan to start to build. Mr. Siemer stated that as soon as they receive approval through city council they will have to go through extensive training through Culver's franchisees for 16 weeks starting January 1st. Once they are ready to build it would take about 4 months to build so it would be anticipated that they would open around summer of 2015.

Mayor Willson made mention of the bridge behind the proposed site. Mayor Willson stated that with 55,000 cars that go back and forth on Manchester Road despite the concerns about traffic to the proposed site, traffic is what it is. He stated that he thinks that Culver's will be a nice addition that would not only benefit the residents of the City, but anyone that commutes on Manchester Road. Mr. Siemer did comment on the traffic study. Projections for traffic on Manchester is that there is not expected an increase because it's built out as much as it can be built out.

Alderman Clement asked how wide the entrance to the Culver's lot will be. Mr. Kircher answered that the entrance is 36 foot wide with three 12 foot lanes. Then he specified that within the lot they are 25 foot drive outs. Alderman Clement asked if those turns would be wide enough for those making a dog leg and a second dog leg to get into the queue line for the drive thru. Mr. Kircher stated that the 25 foot drive outs are typical for any restaurant or shopping center. He also stated that there will be markings to show the drive thru lane as well as traffic flow arrows painted on the pavement to direct traffic. Alderman Clement expressed concern over proper signage alerting drivers to watch for pedestrians crossing the parking lot and asked that they give consideration to the matter before coming before the Board of Alderman. Then Alderman Clement asked if there were already plans for a walkway leading from the bridge behind the lot to the Culver's parking lot. Mr. Siemer pointed out that the only walkway planned right now is the walkway from Manchester Road to the lot. Alderman Clement made the suggestion then that they concerned discussing with the owner of that land an additional to the bridge to allow for foot traffic to the proposed restaurant. Alderman then asked how the median that was required by MODOT would help with traffic coming in and out of the proposed Culver's lot. Mr. Kircher explained that MODOT wanted the install of a center median to prevent the cross patterns of traffic coming out of adjacent lots on Manchester Road.

Commissioner Labit commented on the aesthetics of the proposed building for Culver's and that it would be a nice addition to Manchester. Commissioner Labit did ask why they chose to have what is

essentially the front of the building facing away from Manchester Road. Mr. Siemer stated that the building had to be set on the property so as to allow the most room for traffic flow of the drive-thru and any possible lanes for stacking after the drive-thru window. Commissioner Labit asked him to elaborate on possible stacking of cars and the volume that would cause. Mr. Siemer stated that in other stores the most stacking of vehicles they find after the drive-thru would be 3 cars stacked.

Commissioner Labit asked if this stacking would cause a problem with the south side driveway that is 15 feet wide and one lane. Mr. Siemer explained that they did not anticipate the traffic to be that heavy. Commissioner Labit then suggested that the City not allow the closing of the rear street access as it is used by other businesses for deliveries and could be used as an access for emergency vehicles. Mr. Siemer elaborated on the situation stating that he was aware that Duenke Cabinets has used that access for some time to have lumber deliveries made by truck. Mr. Siemer said that would be willing to consider a change to the site plan if they were asked to keep the back entrance open, however, City staff has advised him to do that. Commissioner stated that he would make the suggestion for the Commission to not pass the closing of this street as it would interrupt the arrangements that an adjacent property has for doing business. At that point, Director Krintz stated that if the Commission were to consider keeping the street open it would further delay the approval process and would require further Staff review. Chairman Truesdell agreed that the Commission's responsibility with this case would be to either approve or deny the site plan as presented. Therefore, any proposed revisions would have to be discussed before coming before the Commission again for approval. This delay could cause them to miss the deadline for the installation of the concrete median with MODOT and then would cause them to have to pass on the project as a whole. Mr. Siemer stated that he does know that the Duenke Cabinets deliveries are made twice a month in the morning hours which would be before the restaurant opens. Chairman Truesdell then mentioned that you would want to avoid having other cars use the access road to get into the restaurant. Mr. Siemer said they had been open to the idea of a movable barrier if that would be required.

Commissioner Fluchel asked if there would be signage that would help the customers to navigate through the parking lot to enter the queue line for the drive thru. Mr. Kircher stated that they could do some signage that helps them understand where the line would start. Commissioner Fluchel asked what holidays would they be closed on. Mr. Siemer stated that they would most likely choose to be closed on Easter and Christmas Day and closing possibly earlier on Christmas Eve.

Commissioner Korte asked if the retaining wall would be holding back the parking lot. Mr. Kircher stated that because of the way the channel comes through there they were not able to catch grade on that side so they found that a short Versa-Lock retaining wall would be needed. There will then be a 4 foot black metal fence on top of it for safety reasons. Commissioner Korte asked because of the disturbance of the side of the channel bank if an install of Repwrap would be needed. Mr. Kircher confirmed that they will not be actually in the channel bank so it won't be needed. Mr. Kircher added that the property will not require full flood plain study but they will instead elevation study or LOMA A which will show that the site has been modified and that the building will be above flood elevation.

Chairman Truesdell asked where the fire lanes were located on the site plan. Mr. Kircher stated that the radius was wide enough of a lane around the building for fire trucks, but there will be a more formal review that will be done in the next step. Chairman Truesdell asked when demolition and construction would begin. Mr. Siemer stated that it would probably be started around spring of 2015.

Commissioner Labit asked if we might be able to add to the motion for the site plan a condition for the rear access road to remain open. City Attorney Patrick Gunn stated that if they were to make that recommendation that it would require review by City staff before coming before the Commission again for approval. The commission could not approve that change this evening without further review and discussion of changing this element of the plan.

Commissioner Truesdell made the motion to make a favorable recommendation to the Board of Alderman on CASE #14-SUP-008. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Commissioner Brown made the motion to approve the Site Plan as submitted with the conditions of adjusted hours 10:30am to 10pm, submittal of maintenance plans for the bio-retention basin, and signage to route traffic through the parking lot to the drive thru on CASE #14-SP-005. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Director Krantz notified the applicants that the public hearing will be heard before the Board of Alderman on October 6th.

7. PLANNING AND ZONING DIRECTOR'S REPORT

8. EX-OFFICIO'S REPORT

Alderman Clement did provide the report on the Community Improvement District planned for Lafayette Center. The Board of Alderman had the first reading of the special use for drive thru for Jimmy John's. Alderman Clement also commented that homecoming went great and parade went off just fine. Saturday night was biggest crowd they've ever seen.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

10. ADJOURNMENT

Mayor Willson made the motion to adjourn the Planning and Zoning Commission meeting of September 8, 2014, at 8:15 p.m. Motion seconded by Commissioner Smith; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Respectfully submitted by:
Melissa Barklage, Recording Secretary

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